

**SUBJECT:**

A report and recommendation on a revised Concept Plan for Planned Development District No.16 in the East End neighborhood.

**GENERAL INFORMATION:**

**Location:** 2260 Eastern Avenue

**Owner/Petitioner:**

Robert C. Little, Sr.  
Principal, Urban Equity Partners  
2260 Eastern Avenue  
Cincinnati, Ohio 45202

**Purpose:**

To permit the construction of smaller, lighter loaded structures in the Riverwalk Development, Phase Two.

**BACKGROUND:**

Planned Development District No. 16 (PD-16) was created on February 13, 2004 with the adoption of the 2004 Zoning Code (Exhibit A). The Concept Plan for PD-16 included the Riverwalk Development by Urban Equity Partners. The Concept Plan approved for PD-16 includes four buildings. Riverwalk Phase One is complete and included the construction of one mixed-use building. Riverwalk Phase Two is in the planning phase. The approved Concept Plan for Phase Two includes two large multi-story residential buildings containing a total of 40 condominium units, one single story commercial structure and a swimming pool (Exhibit B). Maximum building height is 570 feet Above Sea Level (ASL).

The developer would like to revise the Concept Plan for Phase Two. Geotechnical analysis concluded that the site is not suitable for large, heavily loaded structures. The developer proposes to construct lightly loaded clusters of attached townhomes. A total of 21 townhomes and a private drive are proposed for the site (Exhibit C). There will be no commercial uses included in the development. The maximum building height is to remain the same at 570 feet ASL.

**EXISTING CONDITIONS:**

**Adjacent Land Use and Zoning:**

**North:** SF-20, Columbia Parkway and land owned by the Park Board intended to preserve the view from the Parkway.

**East:** CN-M and RF-R

**South:** PD-16 and Ohio River, residential attached.

**West:** SF-2 and RF-R, residential detached.

**Existing Plans:**

The East End Riverfront Community Development Plan and Guidelines (1992) promotes infill housing throughout the neighborhood that is compatible in scale with the surrounding physical environment. In 1992 typical building heights ranged from 35-45 feet. Also, the first habitable floor of any infill development should be located above the 100 Year Flood Plain (p.15 of the Plan). Riverwalk is located in "Site B" (as outlined in the Community Plan) and is partially located in the 100 Year Floodplain. "Site B" should retain its mixed-use character of residential, commercial, recreation and retail uses. The existing

development pattern and street wall along Eastern Avenue should also be preserved and reinforced,” (p.27 of the Plan).

**CITY COMMENT:**

Drawings of the revised Concept Plan were transmitted to Cincinnati Water Works (CWW), Department of Transportation and Engineering, Metropolitan Sewer District and the Department of Buildings and Inspections. CWW commented and instructed the developer to submit a preliminary application to extend the public water system in order to proceed. DCDP informed the developer that two paper streets (Seybold Alley and an unnamed dedicated way) are located in the project area and would need to be vacated in order to proceed. The developer plans to file for vacation as soon as the Revised Concept Plan is approved.

**PUBLIC COMMENT:**

Department of Community Development and Planning staff conducted a public conference on this zone change request on December 14, 2005. Those in attendance were adjacent property owners including Bill MacEachen, Laurie Kelcher, Judy Robinson and Nancy Andrews; project architect Greg Tilsley and developer Bob Little. City Staff in attendance were Caroline Kellam and Jennifer Walke. Judy Robinson and Nancy Andrews had concerns with the pollution produced during the construction of Riverwalk Phase 2, but did not object to the development. Laurie Kelcher had concerns with the height of the structures, which will block her view of the Ohio River.

No comment was received from the East End Area Council.

**ANALYSIS OF PROPOSED CHANGE:**

The Revised Concept Plan and Development Program Statement meet the criteria outlined in §1420-09 of the Cincinnati Zoning Code:

- (a) **Plan Elements:** The site for Phase 2, which comprises only a portion of PD-16, is 1.86 acres. Maximum height is 570 feet. The boundary, type of structures, streets, driveways, and parcel boundaries are included in Exhibit C. The revised Concept Plan promotes a less intense use of the site than what was previously proposed. The approved Concept Plan permits the construction of two large structures, which would create a continuous wall, 570 feet in height. The new Concept Plan provides varied height, which is not continuous. There is approximately 6 feet separating groups of 2-attached units, the roof elevation is at 559 feet, with the enclosed staircase at 569 feet.
- (b) **Ownership:** Riverwalk Cincinnati, LLC, owns the site for Phase 2.
- (c) **Schedule:** Exhibit C.
- (d) **Preliminary Reviews:** A Geotechnical Study was performed by H.C. Nutting Company, other reviews were conducted by City Staff (see City Comments).
- (e) **Density and Open Space:** Twenty-one single-family town homes are to be constructed on 1.86 acres. Open space is illustrated in Exhibit C.
- (f) **Other information:** The original Concept Plan for PD-16 is set to expire on February 13, 2006. The approval of the Revised Concept Plan will provide the developer with two additional years to submit a Final Development Plan to City Planning Commission.

**CONCLUSION:**

1. The Concept Plan and Development Program Statement meet the criteria outlined in §1429-09 of the Cincinnati Zoning Code.
2. The Revised Concept Plan promotes a less intense use of the space than the approved Concept Plan.
3. The Revised Concept Plan is more compatible with the hillside environment than the approved Concept Plan.
4. The Revised Concept Plan is compatible with surrounding development in scale and height.
5. The Revised Concept Plan proposes to construct habitable space outside of the 100 Year Flood Plain.

**RECOMMENDATION:**

Department of Community Development and Planning staff recommends that City Planning Commission take the following actions:

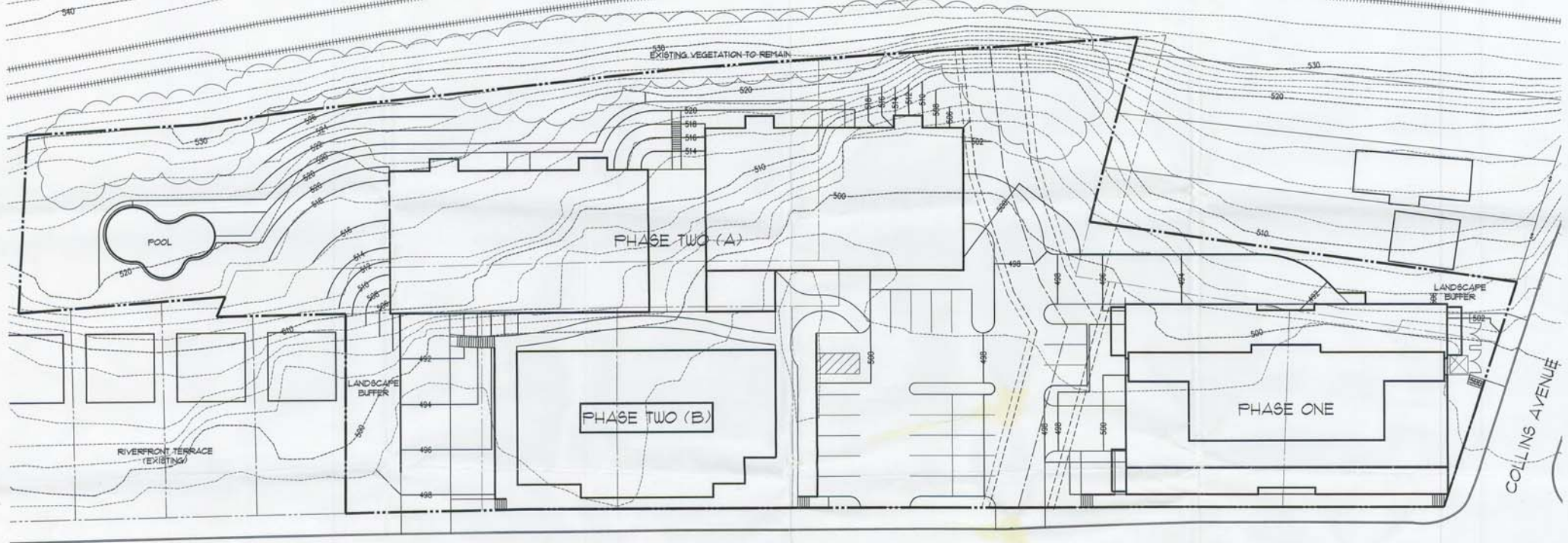
**ACCEPT** the revised Concept Plan for PD-16, Riverwalk Phase Two.

**APPROVED:**

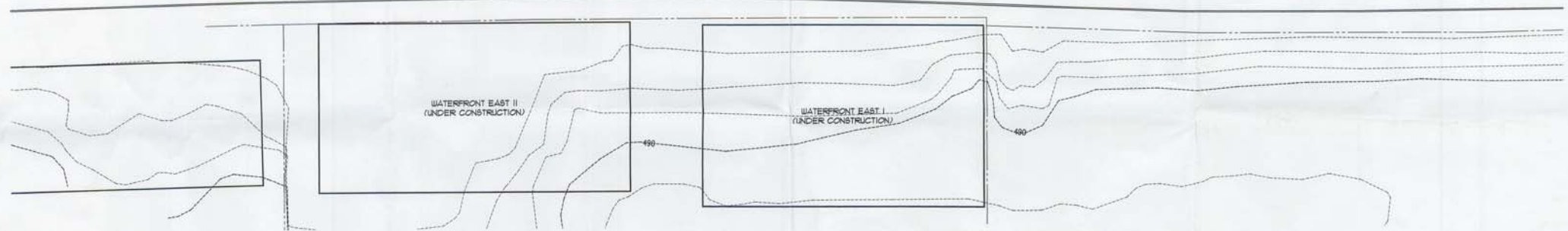
Respectfully submitted,

Margaret A. Wuerstle, AICP  
Chief Planner

Jennifer K. Walke  
City Planner



EASTERN AVENUE



GRADING PLAN  
SCALE: 1" = 20'-0"

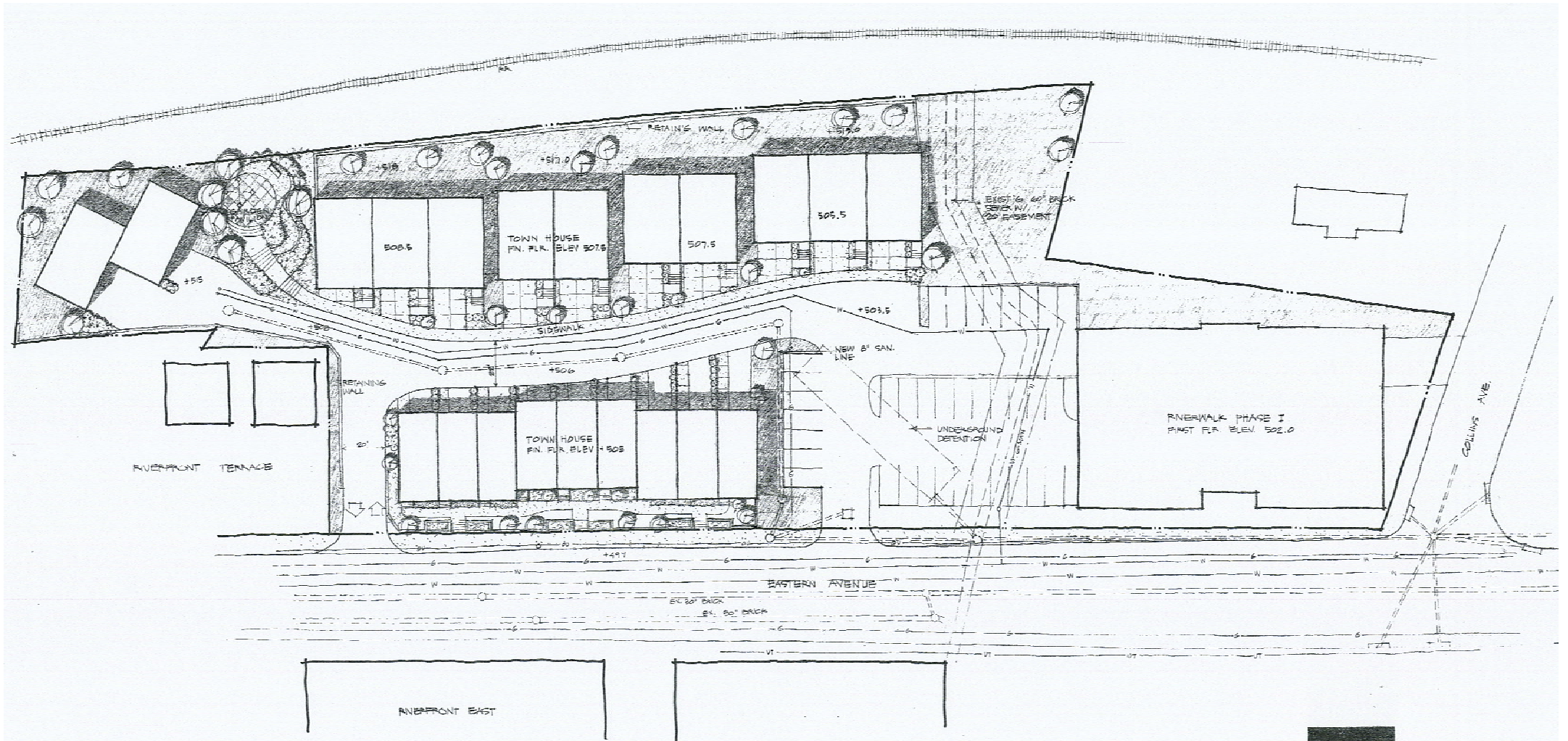


URBAN EQUITY PARTNERS  
JULY 24, 2002

RIVERWALK

**NEYER**  
DEVELOPERS, CONTRACTORS, ARCHITECTS AND ENGINEERS





# Riverwalk

Phase II  
1" = 20'

Schematic Site Plan





## RIVERWALK

Phase II

Concept Sketch

TILSLEY  
AND ASSOCIATES  
ARCHITECTS